

ASSIGNEE'S SALE

IMPROVED BUSINESS ZONE

ZONE REAL ESTATE

of valuable, fee simple, improved real estate located in the Frederick Election District of Frederick County, Maryland, on the west side of North Market Street, in the city of Frederick.

Under and by virtue of a power sale contained in a mortgage from Ronald L. Watkins, unto the Thurmont Bank, a body corporate of the state of Maryland. Dated on the 26th day of April 1977, said mortgage being recorded at Book 1016, Folio 49, one of the Land Records of Frederick County, Maryland, with said mortgage being in default and having been assigned to the undersigned for foreclosure, the undersigned will offer for sale at public auction at the front door of the Frederick County Courthouse located on West Church Street in Frederick City, Maryland, on

WEDNESDAY, NOVEMBER 14, 1979

AT 10:00 A.M.

all the following real estate and improvements being subject to the above mortgage:

All that piece or parcel of real estate situate, lying and being located in the Frederick Election District, Frederick County, Maryland and more particularly described as follows:

BEGINNING for the same at the place of beginning of the 3rd Parcel of land conveyed by deed dated February 25, 1971 from John C. Kreitz and Helen V. Kreitz to Charles L. Main and Betty Jane Main and found among the Land Records of Frederick County, Maryland, in Liber 1016, Folio 33 and better known as #609 and #611 North Market Street and running thence as now surveyed with the fourth line of said Parcel III, N83-59-56 W 104.91', N. 4-30-00 E 30.50' to the end of the third line of Parcel II of said conveyance and thence with a part of the third line N 83-09-36 W. 39.40' to a concrete block building as now standing, thence with the said building N 6-27-11 E 22.19' intersecting on the first line said Parcel II, thence with a part of the first line and the north line of Parcel I of said conveyance S 85-00-00 E 98.93' thence by lines of division now made and the existing buildings, S 4-45-00 W. 16.0', S 85-00-00 E. 5.00' S 4-45-00 W 13.07', S 85-00-00 E. 49.70' to intersect on the eastern boundary of the whole tract, thence with the eastern boundary and the western margin of North Market Street S 4-45-00 W 27.30' to the place of beginning containing 5393 square feet of land, more or less.

And being known and designated as parcels #1, #2 and #3, with improvements thereon known as 609 and 611 North Market Street, all as shown and set forth on a plat entitled "RESUBDIVISION OF PARCEL #1, 611 and 613, NORTH MARKET STREET," as prepared by Ford Surveys, dated March 31, 1977 and recorded in Plat Book 15, folio 29, one of the Plat Records of Frederick County, Maryland.

Being a part of all that real estate described and conveyed in a deed from John C. Kreitz and Helen V. Kreitz, his wife, unto Charles Luther Main and Betty Jane Main, his wife, dated February 25, 1971 and recorded among the Land Records of Frederick County, Maryland, in Liber 1016, folio 33.

Being all and the same real estate conveyed unto the Mortgagee herein from Charles Luther Main and Betty Jane Main, his wife, by deed dated the 26th day of April, 1977, and intended to be recorded among the Land Records of Frederick County, Maryland.

SUBJECT: The above property is located Nos. 609-611 North Market Street, said lot fronting approximately 38 feet on street, running back for a depth of 105 feet, more or less, in business district of city.

Lot is improved with a two story brick building, metal roof, the front of building covered with aluminum siding. Lounge on the first floor and apartment on the second floor. The entire first floor was a restaurant, and bar, with seating capacity for 220 persons. Heated by two heating plants, one for 609 is steam heat and the other for 611 is baseboard hot water heat. Air conditioning. On the second floor there are 6 rooms and bath, with wall to wall carpet on the floors. The interior has new wiring, new electric fixtures, and is in very good condition. Restaurant was fully equipped with modern stainless steel kitchen equipment, stoves, refrigerators, deep freezers and beer coolers.

TERMS OF SALE: A deposit of \$5,000.00 of the sale price will be required of the purchaser at the time and place of sale in the form of cashier's or certified check. The balance of the purchase price shall be paid within 10 business days of the ratification of the sale by the Circuit Court of Frederick County, Maryland with interest to be paid on the date of auction sale to the date of final settlement, at the rate of 8% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale assumed thereafter by the purchaser. All settlement costs and recordation costs by any nature shall be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to forfeit the deposit as liquidated damages or to resell the property at the purchaser's risk. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

For additional information, contact the

ACKNOWLEDGMENT OF PURCHASE

I (we) do hereby acknowledge that

I (we) have purchased the real estate described in the advertisement attached hereto at and for the sum of _____

FIFTY THOUSAND and no/100-----

Dollars (\$50,000.00), the sum of

FIVE THOUSAND and no/100-----

Dollars (\$ 5,000.00) having been paid this date, and the balance of _____

FORTY-FIVE THOUSAND and no/100----

Dollars (\$ 45,000.00) being due and payable at the time of final settlement, and I (we) do further covenant and agree that I (we) will comply with the terms of the sale as expressed in the advertisement attached hereto.

WITNESS my (our) hand(s) and seal(s)

this 14th day of November, 1979.

THE THURMONT BANK, a body corporate

By

Norman D. Martin, President

(SEAL)

(SEAL)

PURCHASER(S)

Assignee or auctioneer.

DAVID S. WEINBERG

Assignee

Manuel M. Weinberg
Attorney for Assignee
100 North Market Street,
Frederick, Maryland 21701
Phone: 662-1113
DELBERT NULL
Auctioneer
10 West College Terrace
Frederick, Maryland 21701
Phone: 662-6161

EXHIBIT

Nov. 26, 1979